PROPOSED MOTION

That Chapter 135 of the Code of the Town of Lexington, the Zoning Bylaw, be amended as follows:

- 1. That Bylaw Section 2.2 be amended to include the new district and renumber the subsequent sections accordingly:
 - 1. 2.2.1 Governmental-Civic Use Districts

GC Governmental-Civic Use

- 2. That Bylaw Section 3.1, the Table of Uses, be amended to include the proposed district (see Appendix A).
- 3. That Bylaw Section 4.4, the Schedule of Dimensional Controls, be amended to include the proposed district (see Appendix B).
- 4. That Bylaw Section 5.1.10.3 be amended to permit access across the GC district to any other district so that the section reads:
 - 3. No private way or driveway shall be built through a district in which the use served by the private way or driveway is not permitted except that access through a GC district to any other district is permitted.
- 5. That Bylaw Section 5.1.11, Minimum Yards for Parking, be amended to include the new district, as summarized below:

District	Residential District Line (ft.)	Street Line (ft.)		Wall of a Principal Building (ft.)
GC	0	25	5	5

6. That Bylaw Section 5.3.5, the required depth or width (in feet) of transition areas, be amended to include the new district as summarized below:

	Adjac	ent Dis	strict										
District In Which Lot is Located	GC	RO	RS	RT	RD	CN	CRS	CS	СВ	CLO	CRO	СМ	Street Line
GC	ı	20	20	20	20	1	-	-	-	-	-	1	1
RO	-	25*	25*	25*	10*	15	15	20	-	20	20	20	1
RS	-	25*	25*	25*	10*	15	15	20	15	20	-	-	-

RT	-	25*	25*	25*	10*	10	10	-	-	10	-	-	-
RD	-	20*	20*	20*	20*	20	20	20	20	20	20	20	25
CN	ı	20	20	20	20	-	10	15	-	20	-	ı	10
CRS	-	20	20	20	20	10	-	15	-	10	-	-	10
CS	-	20	20	20	20	15	15	-	-	15	-	-	20
СВ	-	-	20	-	20	-	-	-	-	-	-	-	-
CLO	-	50	50	50	50	10	10	10	-	-	-	-	10
CRO	_	50	-	-	50	-	-	-	-	-	-	_	50
CM	-	50	-	-	50	-	-	-	-	-	-	-	25
							•				•		

^{*}No requirement for an individual dwelling

- 7. That Bylaw Section 9.4.1 be amended to make the Planning Board the special permit granting authority (SPGA) for special permits in the GC District, so that it reads:
 - 1. The Planning Board shall serve as the SPGA for:
 - a. All special permits pursuant to § 6.9, Special Permit Residential Developments;
 - b. All special permits in the Governmental-Civic Use (GC) District; and
 - c. When an activity or use requires both site plan review and one or more special permits, except for a wireless communication facility or as provided below.
- 8. That the Zoning Map be amended by rezoning to the GC District the parcels listed in a document titled "List of Parcels to be Rezoned to Governmental-Civic District" dated March 16, 2015, on file with the Planning Department.

TABLE 1:	PERMITTED USES AND DEVELO	PMENT S	TANDAR	RDS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
Α.	RESIDENTIAL USES											
A.1.0	PRINCIPAL RESIDENTIAL US	ES										
A.1.01	One-family dwelling	N	Y	Y	Y	Y	N	N	N	N	N	N
A.1.02	Two-family dwelling	N	N	N	Y	Y	N	N	N	N	N	N
A.1.03	Dwelling unit above street floor level in a commercial or institutional building	N	N	N	N	N	N	N	Y	N	N	N
A.1.04	Congregate living facility	N	SP	SP	SP	SP	N	N	N	N	N	N
A.1.05	Balanced housing development, public benefit development, site sensitive development	N	SP	SP	SP	N	N	N	N	N	N	N
A.2.0	ACCESSORY USES FOR RESII	DENTIAL 1	USES									
A.2.01	Rooming units (not to exceed 3)	N	Y	Y	Y	N	N	N	N	N	N	N
A.2.02	Basic accessory apartment	N	Y	Y	N	N	SP	SP	SP	SP	SP	SP
A.2.03	Expanded accessory apartment	N	SP	SP	N	N	SP	SP	SP	SP	SP	SP
A.2.04	Accessory structure apartment	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
A.2.05	Bed and breakfast home	N	Y	Y	N	N	SP	SP	SP	SP	SP	SP
A.2.06	Home occupation, instruction	N	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP
A.2.07	Home occupation, minor	N	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP
A.2.08	Home occupation, major	N	SP	SP	SP	Y	SP	SP	SP	SP	SP	SP
A.2.09	Tennis court or court for a sport played with a racquet or paddle including handball	N	SP	SP	SP	Y	Y	Y	Y	Y	Y	N
A.2.010	Family child care home	N	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP
A.2.011	Family child care home, large	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
A.2.012	Adult day care in the home	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

TABLE 1:	PERMITTED USES AND DEVELOP	MENT S	TANDAR	RDS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
A.2.013	Outdoor parking of commercial vehicles other than one vehicle not larger than 10,000 pounds GVW	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
A.2.014	Outdoor parking of more than four automobiles for a dwelling unit	N	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
A.2.015	Indoor parking of commercial vehicles other than one vehicle not larger than 15,000 pounds GVW	N	N	N	N	N	Y	Y	Y	Y	Y	Y
A.2.016	Outdoor storage of unregistered vehicles other than one automobile not stored in the required yard for the principal dwelling, and screened from the view of abutting lots and the street	N	N	N	N	N	N	Y	N	N	N	N
В.	INSTITUTIONAL USES											
B.1.0	PRINCIPAL INSTITUTIONAL US	SES										
B.1.01	Child care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B.1.02	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B.1.03	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B.1.04	Municipal buildings or uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B.1.05	Park, playground, cemetery	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
C.	PRINCIPAL AGRICULTURAL A	ND NAT	URAL RI	ESOURC	E USES							
C.1.0	AS A PRINCIPAL USE											
C.1.01	Exempt agricultural uses and structures as set forth in G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C.1.02	Farm for the raising of crops not exempt by statute	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C.1.03	Greenhouse or nursery not exempt by statute	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
C.1.04	Horseback riding area or stables not exempt by statute	SP	SP	SP	SP	N	N	N	N	N	N	N
C.1.05	Roadside stand not exempt by statute (for two-year terms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
C.1.06	Removal from a lot of earth materials for sale such as loam, sod, sand, gravel, stone, rock or clay	SP	SP	SP	N	N	N	N	N	N	SP	SP
D.	TEMPORARY USES											
D.1.01	Temporary dwelling to replace a permanent dwelling on the same lot during reconstruction	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.02	Temporary building or trailer incidental to the construction of a building or land development	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
D.1.03	Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.04	Temporary structures and uses not otherwise permitted in the district, provided the proposed structure or use is compatible with the neighborhood	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Е.	OPERATING STANDARDS - THE INCLUSIVE, OF THIS TABLE IN A								ES IN SI	ECTIONS	G TO P,	
E.1.01	Operations, in part or in whole, conducted outdoors during operating hours	Y	SP	SP	SP	SP	Y	Y	SP	SP	SP	Y
E.1.02	Storage of equipment and products outdoors during non-operating hours	Y	N	N	N	N	Y	Y	Y	N	SP	SP
F.	DEVELOPMENT STANDARDS - INCLUSIVE, OF THIS TABLE IN A								ALL US	ES IN SE	CTIONS (З TO P,
F.1.01	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R

		\mathbf{GC}	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
F.1.02	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	R	R	R	R	R	R	R	R	R	R	R
G.	COMMERCIAL OFFICE USES											
G.1.0	AS A PRINCIPAL USE											
G.1.01	Medical, dental, psychiatric office, but not a clinic	N	N	N	N	Y	Y	N	Y	Y	Y	Y
G.1.02	Medical, dental, psychiatric office, but not a clinic, with related laboratory	N	N	N	N	N	Y	N	Y	Y	Y	Y
G.1.03	Business or professional office	N	N	N	N	N	Y	N	Y	Y	Y	Y
G.2.0	DEVELOPMENT STANDARDS F	OR OFF	ICE USE	S								
G.2.01	Office located on street floor level *Not permitted in a center storefront.	N	N	N	N	Y	N	N	SP*	Y	Y	Y
G.2.02	Office located on any floor other than street floor level *Permitted in a basement	N	N	N	N	N*	Y	N	Y	Y	Y	Y
G.2.03	Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	N	N	N	N	N	N	N	Y	Y	Y	Y

TABLE 1	: PERMITTED USES AND DEVELOP	MENT S	TANDAR	RDS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
G.2.04	Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	N	N	N	N	N	Y	N	Y	Y	Y	Y
G.2.05	Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices	N	N	N	N	N	N	N	N	N	Y	Y
Н.	PERSONAL, BUSINESS, OR GEN	ERAL S	ERVICE	USES								
H.1.0	AS A PRINCIPAL USE											
H.1.01	Beauty parlor, barber shop	N	N	N	N	Y	Y	Y	Y	Y	N	Y
H.1.02	Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	N	N	N	N	Y	Y	Y	Y	N	N	Y
H.1.03	Tailor, dressmaker, shoe repair	N	N	N	N	Y	Y	Y	Y	N	N	Y
H.1.04	Real estate sales or rental	N	N	N	N	Y	Y	N	Y	Y	Y	Y
H.1.05	Bank or Credit Union	N	N	N	N	N	Y	N	Y	Y	Y	Y
H.1.06	Bank or Credit Union with drive-up window or auto-oriented branch bank	N	N	N	N	N	SP	N	N	N	SP	Y
H.1.07	Automatic teller machine	N	N	N	N	SP	Y	Y	Y	Y	Y	Y
H.1.08	Travel agency, insurance agency, ticket agency	N	N	N	N	N	Y	N	Y	Y	Y	Y

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
H.1.09	Photographic services including commercial photography	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
H.1.010	Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	N	N	N	N	Y	Y	Y	Y	N	N	N
H.1.011	Funeral parlor	N	N	N	N	N	N	Y	N	Y	N	N
H.1.012	Photocopying, reproduction services but not commercial printing	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
H.1.013	Medical clinic for outpatient services	N	N	N	N	N	Y	N	Y	Y	Y	Y
H.1.014	School not exempt by statute	SP	N	N	N	N	Y	Y	Y	Y	Y	Y
H.1.014.1	Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	SP	N	N	SP	SP	Y	Y	Y	Y	Y	Y
H.1.015	Commercial printing, publishing	N	N	N	N	N	N	Y	Y	Y	N	Y
H.1.016	Newspaper distribution agency	N	N	N	N	N	N	Y	N	Y	N	Y
H.1.017	Office of veterinarian	N	N	N	N	N	N	Y	N	N	N	N
H.1.018	Kennel, boarding of household pets	N	N	N	N	N	N	Y	N	N	N	N
H.1.019	Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight	N	N	N	N	N	Y	Y	Y	N	N	N
H.1.020	Private postal service	N	N	N	N	N	Y	Y	N	Y	Y	Y
H.1.021	Recycling collection store	N	N	N	N	N	N	SP	N	N	N	N
H.1.022	Museum, art gallery, private library	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	N
H.1.023	Nonprofit community service center or charitable organization	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y

TABLE 1:	PERMITTED USES AND DEVELOP	MENT S	TANDAR	RDS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
H.1.024	Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a recreational club	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y
H.2.0	DEVELOPMENT STANDARDS F	OR PER	SONAL,	BUSINES	SS, OR GI	ENERAL	SERVIC	E USES				
H.2.01	Services with more than 1,500 square feet of floor space per establishment	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
H.2.02	Services with more than 3,500 square feet of floor space per establishment	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
I.	SALES OR RENTAL OF GOODS	AND EQ	UIPMEN	T	·	•						
I.1.0	AS PRINCIPAL USE											
I.1.01	Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
I.1.02	General merchandise, department store	N	N	N	N	N	Y	N	Y	N	N	N
I.1.03	Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service	N	N	N	N	Y	Y	N	Y	N	N	SP
I.1.04	Package liquor store, with no consumption of beverages on the premises	N	N	N	N	N	SP	N	Y	N	N	N
I.1.05	Apparel, fabrics and accessories	N	N	N	N	Y	Y	N	Y	N	N	N

TABLE 1:	PERMITTED USES AND DEVELOP	MENT S	TANDAR	RDS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
I.1.06	Furniture, home furnishings, home appliances and equipment, carpets	N	N	N	N	N	Y	N	Y	N	N	N
I.1.07	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand	N	N	N	N	Y	Y	N	Y	N	N	Y
I.1.08	Hardware, paint, wallpaper	N	N	N	N	Y	Y	Y	Y	N	N	N
I.1.09	Building materials	N	N	N	N	N	Y	Y	Y	N	N	N
I.1.010	Lawn and garden supplies and equipment	N	N	N	N	N	Y	Y	Y	N	N	N
I.1.011	Sale or rental of equipment and supplies, such as office furniture, to other businesses	N	N	N	N	N	Y	Y	N	N	N	Y
I.1.012	Artisan work	N	N	N	N	N	N	N	Y	N	N	N
I.1.013	Medical Marijuana Distribution Center	N	N	N	N	N	N	N	N	N	N	Y
I.2.0	DEVELOPMENT STANDARDS F	OR SAL	ES OR R	ENTAL (F GOOL	S AND E	QUIPME	NT				
I.2.01	Stores with more than 2,000 square feet of floor area per establishment	N	N	N	N	N	Y	Y	Y	N	N	SP
I.2.02	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours	N	N	N	N	N	Y	Y	Y	N	N	SP
J.	EATING AND DRINKING; TRAN	SIENT A	ACCOMN	IODATI	ONS							
J.1.0	AS A PRINCIPAL USE											
J.1.01	Restaurant	N	N	N	N	N	Y	N	Y	N	Y	Y

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
J.1.02	Fast-food service	N	N	N	N	SP	SP	N	SP	N	SP	Y
J.1.03	Takeout food service (* Requires a special permit for service between the hours of 11PM and 7 AM)	N	N	N	N	Y*	Y*	SP	Y*	N	Y*	Y*
J.1.04	Caterer or other establishment preparing meals for groups of people (* Only in conjunction with a substantial retail food business)	N	N	N	N	N	N	Y	SP*	N	N	Y
J.1.05	Drive-in or drive-through food service	N	N	N	N	N	N	N	N	N	N	N
J.1.06	Hotel, motel	N	N	N	N	N	N	N	SP	N	SP	Y
K.	COMMERCIAL RECREATION, A	MUSEN	MENT, EN	NTERTA	INMENT							
K.1.0	AS A PRINCIPAL USE											
K.1.01	Movie theater (indoor)	N	N	N	N	N	N	N	Y	N	N	N
K.1.02	Indoor athletic and exercise facilities, weight reduction salon	N	N	N	N	N	SP	Y	Y	N	N	Y
K.1.03	Recreational facilities such as golf course, tennis or swimming club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
K.1.04	Private nonprofit recreational facility such as golf course, tennis or swimming club	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
L.	MOTOR VEHICLE RELATED SA	LESAN	D SERVI	CE USES	3							

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
L.1.01	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, boats, or trailers	N	N	N	N	N	SP	SP	N	N	N	SP
L.1.02	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	N	N	N	N	N	SP	SP	N	N	N	N
L.1.03	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	N	N	N	N	N	N	SP	N	N	N	N
L.1.04	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	N	N	N	N	N	SP	SP	N	N	N	SP
L.1.05	Substantial motor vehicle repair including engine overhaul, body work and painting	N	N	N	N	N	N	SP	N	N	N	N
L.1.06	Car wash conducted entirely within a building	N	N	N	N	N	N	SP	N	N	N	N
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	SP	N	N	N	N	N	SP	SP	N	SP	SP
L.1.08	Storage of automobiles or trucks	N	N	N	N	N	N	SP	N	N	N	N

M.1.01 M.1.02 M.1.03	AS A PRINCIPAL USE Bakery Industrial services such as machine shop, welding Commercial mover, associated storage facilities	GC N N	RO N	RS N	RT	CN	CRS	CS	СВ	CLO	CRO	CM
M.1.01 M.1.02	Bakery Industrial services such as machine shop, welding Commercial mover, associated			N	N							
M.1.02	Industrial services such as machine shop, welding Commercial mover, associated			N	NT							
	shop, welding Commercial mover, associated	N	N		IN	N	N	Y	N	N	N	N
M.1.03	,		11	N	N	N	N	SP	N	N	N	Y
	storage racinties	N	N	N	N	N	N	SP	N	N	N	Y
M.1.04	Distribution center, parcel delivery, commercial mail delivery center	N	N	N	N	N	N	N	N	N	Y	Y
M.1.05	Office, display or sales space of a wholesale or distributing establishment, provided that not more than 25% of the floor area is used for assembly of products	N	N	N	N	N	N	Y	N	N	N	N
M.1.06	Trade shop	N	N	N	N	N	N	Y	N	N	N	N
M.1.07	Office, yard and storage facilities for construction company such as a general contractor, landscape contractor	N	N	N	N	N	N	SP	N	N	N	N
M.1.08	Fuel oil dealer including sale and repair of heating equipment but not including bulk storage of fuel oil	N	N	N	N	N	N	SP	N	N	N	N
N.	MANUFACTURING USES											
N.1.0	AS A PRINCIPAL USE											
N.1.01	Light manufacturing	N	N	N	N	N	N	N	N	N	N	Y

		\mathbf{GC}	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
N.1.02	Laboratory engaged in research, experimental and testing activities, which may include the development of mock-ups and prototypes but not the manufacture of finished products	N	N	N	N	N	N	N	N	N	Y	Y
N.1.03	Medical Marijuana Treatment Center	N	N	N	N	N	N	N	N	N	N	Y
О.	UTILITY, COMMUNICATIONS,	AND TR	ANSPOR	TATION	USES							
O.1.0	AS A PRINCIPAL USE											
O.1.01	Radio, television studio, but without transmitting or receiving towers	N	N	N	N	N	Y	Y	N	N	Y	Y
O.1.02	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N	N	N	N	N	N	N	N	N	N	Y
O.1.03	Commercial ambulance service	N	N	N	N	N	N	SP	N	N	N	N
O.1.04	Taxicab garage, parking area	N	N	N	N	N	N	SP	N	N	N	N
O.1.05	Bus garage or storage facility	N	N	N	N	N	N	SP	N	N	N	Y
O.1.06	Parking maintenance facilities for commercial vehicles	N	N	N	N	N	N	SP	N	N	N	Y
O.1.07	Landing place for helicopters not including storage or maintenance facilities	N	N	N	N	N	N	N	N	N	SP	SP
O.1.08	Wireless communication facility *Yes if concealed as per § 6.4.4	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
O.1.09	Essential services	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y

TABLE 1	: PERMITTED USES AND DEVELOP	MENT S	TANDAR	RDS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
O.1.10	Ground mounted solar energy systems	Y	N	N	N	N	N	N	N	N	N	R
P.	OPEN AIR, SEASONAL AND SPE	CIAL E	VENTS									
P.1.0	AS A PRINCIPAL USE											
P.1.01	Flea market	Y	N	N	N	N	N	SP	N	N	N	N
P.1.02	Seasonal sale of Christmas trees and wreaths	Y	SP	SP	SP	SP	Y	Y	N	SP	SP	SP
Q.	ACCESSORY USES FOR COMM	ERCIAL	USES									
Q.1.01	Parking of trucks or other equipment to be used for the maintenance of the buildings and grounds only; shall be parked only in a garage or in an outdoor area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Q.1.02	Temporary overnight outdoor parking of freight carrying or material handling equipment	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
Q.1.03	Convenience business use	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y

TABLE 1:	PERMITTED USES AND DEVELOP	MENT S	ΓANDAR	DS								
		GC	RO	RS	RT	CN	CRS	CS	СВ	CLO	CRO	CM
Q.1.04	Cafeteria, dining room, conference rooms, function rooms, recreational facilities; the use shall be conducted primarily for the employees or clientele of the principal use and not for the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
Q.1.05	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	N	N	N	N	N	N	N	N	N	Y	Y
Q.1.06	Light manufacturing	N	N	N	N	N	N	N	N	N	SP	Y
Q.1.07	Outdoor storage of inoperable or unregistered motor vehicles	SP	N	N	N	N	N	SP	N	N	N	N

APPENDIX B

				,	ZONING DIS	TDICTS				
		DO.	DC 0 DT				CD	CLO	CDO	CM
	GC	RO	RS & RT	CN	CRS	CS	СВ	CLO	CRO	CM
Minimum lot area	NR	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC	3 AC
Minimum lot frontage in feet	NR	150	125	125	125	125	20	175	300	200
Minimum front yard in feet (a), (b), (h)	NR	30	30	30	30	30	NR (c)	50	100	25
Minimum side yard in feet	NR	15 (d)	15 (d)	20	20	15	NR	30	50	25 (f)
Minimum rear yard in feet	NR	15 (d)	15 (d)	20	20	20	10	30	50	25 (f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	NR	15	15	30	30	30	30	50	100	100 (f)
Maximum floor area ratio (FAR)	NR	NR (g)	NR (g)	0.20	0.20	0.20	2.0	0.25	0.15	0.35 (f)
Maximum site coverage	NR	15% (e)	15% (e)	20%	25%	25%	NR	20%	25%	NR
Institutional buildings, maximum height: In stories: In feet:	2.5 (f) 40 (f)	2.5 40	2.5 40	3 45	3 45	3 45	2 30	3 45	3 45	NR 65 (f)
Other buildings, maximum height: In stories: In feet:	2.5 (f) 40 (f)	2.5 40	2.5 40	1 15	2 25	2 25	2 25	2 30	3 45	NR 65 (f)

APPENDIX C: PROPOSED GOVERNMENTAL-CIVIC USE DISTRICT

